

IRISH BEACH ARCHITECTURAL DESIGN COMMITTEE

IrishBeachADC.com

PO BOX 237 MANCHESTER, CA 95459

21 June 2021

DRAFT MEETING MINUTES

Open meeting beginning at 10:00 am at Rex Dunning Firehouse

CALL TO ORDER: The meeting was called to order at 1:01 pm by committee member Tom Reidenbach. Other committee members present: Darryl Datwyler, John McGehee, and Don McCormick. Property owners in attendance: Rob and Sandi Naste.

APPROVAL OF MEETING MINUTES: The minutes from the 20 March 2021 meeting were approved by the committee, 4-0.

NEW BUSINESS:

Naste 2/17 (44701 Pomo Lake Dr.): Phase II New Home Construction (NHC)

Application. The Nastes presented their original Phase II application at the January 2020 ADC meeting. At that time, the committee noted several items missing from the design package that were needed for a complete Phase II review. The COVID-19 situation delayed an updated review until this meeting.

The location of the house remained unchanged, but the revised drawings included the elevations of the foundation corners and the resulting mean natural grade (MNG), as requested. The highest roof ridge is 16 feet above the MNG, so no height variance was requested. The roof pitch is 2.5 : 12, below the CC&R's recommended 4 : 12 pitch, but within the manufacturer's guarantee. The location of the garbage enclosure and underground propane tank were noted. Rob presented samples of the proposed materials and colors, all of which were acceptable. Rainwater flow and drainage will follow the contours of the property, toward the rear of the lot. All exterior lighting will be down-lights, consistent with dark sky recommendations. The Nastes wanted to get through the ADC process before submitting final plans to Mendocino County. The Nastes will be prepared to install photovoltaic panels on their south-facing roof.

Don McCormick moved to approved the application, John McGehee seconded, and the motion was approved 4-0.

COMMUNICATIONS - Since the last meeting, 21 June 2021:

Gordon 1/20 (14980 Navarro Way): Minor Exterior Improvement (MEI) to install solar panels in a horizontal orientation on flat roof of house. Committee reviewed design, determined that there were no view impacts, and approved.

Edgelow 2/46 (14970 Mallo Pass Drive.): MEI to replace siding and trim and to replace existing windows with Milgard vinyl windows. Committee reviewed the project and approved it pending receipt of color samples.

Theis 1/68 (14851 Navarro Way): MEI to replace existing wood shake roof with GAF Timberline UHD shingles in slate color. Committee reviewed the proposal and approved.

Seban 7/30 (44440 O'Rorey's Roost): MEI to replace failed bathroom window to match the rest of the windows in the house. Request to repaint house with Cabot "Pewter." Committee review and approved.

Levenson-Palmer 1/32 (14840 Navarro Way): Proposal to replace and repair existing failing deck with new deck of the same footprint in earth tone colors. Committee reviewed and approved project as an MEI / repair.

Essigs 4/13 (15481 Forest View Road): Major Exterior Project (MEP) to construct a 10x12 garden shed. Materials and color same as house. Mail notifications went out on May 21, 2021. No comments received. Committee reviewed proposal and approved.

Hoxsie 3/64 (43651 Sea Cypress Drive): Request to install a PV system on the roof of the house. Committee determined that there were no view impacts and approved this as an MEI.

ADJOURNMENT/NEXT MEETING: The meeting was adjourned at 1:34 pm. The next meeting will be scheduled when there is New Business to be considered.